

Historic Preservation Commission Agenda (Revised 11.9.11)

MOLLY LM SMITH

Chair

DON SIMMONS Ph.D., Vice Chair

Commission Members

PATRICK BOYD

VACANT

CHRISTOPHER JOHNSON AIA

CHARLOTTE KONCZAL ESQ.

JOE MOORE

CRAIG SCHARTON, M.S.

Assistant Director

KARANA HATTERSLEY-DRAYTON, M.A.

Secretary

Historic Preservation Project Manager

WILL TACKETT, Planner III

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

November 14, 2011

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A. There are no minutes to approve.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff Recommendation: Review revisions and provide comments to staff.

VI. COMMISSION ITEMS

- A. Status Report on Stabilization and Mothballing Plan for the Helm Home (HP#112) Located at 1749 L Street (Housing Authorities).

Staff Recommendation: Receive report; no action is required.

- B. Review and Make Findings on Non-Permitted Work to the Cowdrey Home (HP#033) 330 N. Park Avenue Pursuant to FMC 12-1617 and 12-1628 **(Action Item)**.

Staff Recommendation: Require property owner to restore windows to original style.

- C. Review and Provide Guidance on Plans to Remodel the Church Hall Foyer, Offices and Restroom (1962 Building) of the Holy Trinity Armenian Apostolic Church (HP#019, National Register) Located at 2226 Ventura Street Pursuant to FMC12-1606(b)(23) **(Action Item)**.

Staff Recommendation: Review and provide comments.

- D. Review and Provide Comments on the Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan Pursuant to FMC 12-1606(b)(6) **(Action Item)**.

Staff Recommendation: Provide comments to staff.

VII. CHAIRPERSON'S REPORT

1. Status Report on Rehabilitation of Homes, Armenian Town Project.

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission

1. Sub-Committee for the José Garcia Adobe.
2. Sub-Committee for the Memorial Auditorium.
3. 2012 FY HPC Annual Report.
4. Off-Site HPC Planning Workshop for 2012, Saturday, December 3, 2011 9:30 AM-12:30.

- B Staff

- C. General Public

IX. NEXT REGULAR MEETING: December 12, 2011.

X. ADJOURNMENT



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIA
HPC MEETING: 11/14/11

November 14, 2011

APPROVED BY

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: STATUS REPORT ON STABILIZATION AND MOTHBALLING PLAN FOR THE HELM
HOME (HP#112) LOCATED AT 1749 L STREET

RECOMMENDATION

Staff recommends that the Historic Preservation Commission receive a Status Report from the Housing Authorities of the City and County of Fresno ("HACCF") on work previously reviewed and approved for the Helm Home at the February 28, 2011 Commission meeting.

EXECUTIVE SUMMARY

At the February 28, 2011 meeting of the Historic Preservation Commission, the Housing Authorities of the City and County of Fresno ("HACCF") submitted a "Proposed Stabilization and Mothballing Plan" for the Helm Home (HP#112), located at 1749 L Street on the northwest corner of L and Amador Streets. The 2-story residence is one of the few Mission Revival style homes in Fresno and was constructed in 1901 by William Helm for one of his seven sons, Frank Helm, by the McDougall Brothers Architects. The Helm Home has been vacant for several years and has numerous code violations which culminated in a Notice and Order under the Dangerous Building Ordinance filed by the City on July 28, 2009. The Housing Authorities purchased the property in March 2010 and thereafter met to discuss the property with the Historic Preservation Commission at public meetings held April 26, May 24, June 28 and November 15, 2010.

Following a presentation on February 28 by the Project architect, Scott Vincent, the Commission reviewed the plans and made the following findings:

1. Approved the Stabilization and Mothballing Plan for the Helm Home with the option of keeping the building secure by not removing the infill framing at the aches on the north elevation and requested that the applicant return to the Commission with an update on the project;
2. Determined that the Plan as presented was in compliance with the Restoration Protocol of the Secretary of Interior's Guidelines and thus qualifies as categorically exempt pursuant to Section 15331 of the CEQA Guidelines and also qualifies for a categorical exemption under Section 15301, as an existing facility;
3. Designated staff to review and sign any permits that are required to perform the scope of work as submitted, including the demolition of the second story (post-1901) addition to the rear elevation of the home.

Staff from the Housing Authorities will be present tonight to provide an update on the project and a timeline for the completion of the work as previously approved.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 11/14/2011

November 14, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: REVIEW AND MAKE FINDINGS ON NON-PERMITTED WORK TO THE COWDREY
RESIDENCE (HP#033) 330 N. PARK AVENUE PURSUANT TO FMC 12-1617 AND 12-
1628.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached survey form and recent photos of the Cowdrey Residence (HP#033). Staff further recommends that the Commission evoke its authority under Section 12-1628 of the Historic Preservation Ordinance and require the property owner to remove the new sliders on the second story of the façade which were recently installed and to replace the sliders with wood framed double hung (or single hung) sash as in the original home. In addition, staff recommends that the Commission request that the owner also make immediate repairs to both the front steps as well as to the cracked and missing porch balusters.

BACKGROUND

The Cowdrey Residence was designated as a historic property by the City Council at a public hearing on November 13, 1979. The home was built around 1903 and is an excellent example of a vernacular house type found throughout the Midwest: the "I" House, so named as the building type was originally identified as prevalent in Illinois, Iowa and Indiana. It is a full two stories in height and appears to be one-room in depth, with an addition off the rear elevation. The home is depicted on the 1906 Sanborn. By 1919 a front porch had been constructed and a second story built above the rear addition. The front door sidelights and a multi-light window on the north elevation are the only decorative elements on the main house.

Recently the property owner removed the three 1/1 double hung wood sash windows on the upper floor of the façade and inserted vinyl sliders. This alteration adversely affects the historic character of the home. In addition, the front concrete steps are cracked and broken and present a trip hazard. Also, several balusters on the porch are broken and need to be repaired.

Section 12-1617 (a) of the City's Historic Preservation Ordinance states, "It shall be unlawful for any person, corporation, association or other legal entity to directly or indirectly alter, remodel, demolish, grade, remove, construct, reconstruct or restore any historic Resource without first obtaining a city permit and the written approval of the Historic Preservation Commission." Replacement of windows in the City of Fresno does not require a building permit, however, property owners are also required to have any work to a historic property consistent with the Secretary of the Interior's Standards and "not detrimental to the special historical, architectural or aesthetic interest or value of the Historic Resource" (FMC 12-1617(h)(1). The Historic Preservation Commission, under FMC Section 12-1628, may require a property owner to "reasonably restore the building, structure, object or site to its appearance or condition prior to the violation, under the guidance of the Development Department." As the change to the façade adversely

affects the historic character of this home, staff recommends that the Commission require that the owner restore the three façade windows and additionally, repair the stairs and the balustrade.

Attachments: Exhibit A - Historic Resources Inventory, Cowdrey Residence May 1978.
 Exhibit B - Photos of Façade, Cowdrey Residence 8 November 2011.

HISTORIC RESOURCES INVENTORY

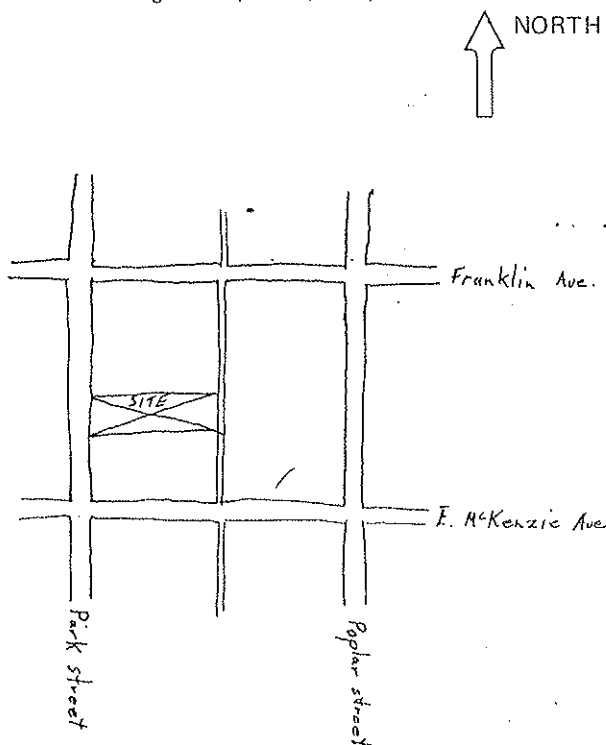
IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Cowdrey Residence
3. Street or rural address: 330 N. Park Street
City: Fresno, California ZIP: 93701 County: Fresno
4. Present owner, if known: Mary Cox Address: 1256 Van Ness
City: Fresno, California ZIP: 93721 Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
Two story wood frame hipped roof structure. Double pitched hip, originally shingled, has been capped with a composition cap sheet. Attached front portico with hipped roof supported by 4 columns and 2 pilasters. 2 x 2 posts on railing spaces 2 inches apart gives a delicate look in contrast to the simplicity and starkness of the rest of the house. Channel siding laid horizontal and straight 1 x 6 corner and window trim.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



(State use only) Ser 11750380770350 Site _____ Mo. _____ Yr. _____
UTM _____ Q _____ NR 4 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
HP 33 S.4 revised

8. Approximate property size:
Lot size (in feet) Frontage 75
Depth 121.8;
or approx. acreage 0.21.
9. Condition: (check one)
a. Excellent ☐ b. Good ☐ c. Fair ☒
d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☐ b. Unaltered? ☒
11. Surroundings: (Check more than one if necessary)
a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☒ d. Residential ☒
e. Commercial ☐ f. Industrial ☐
g. Other ☐
12. Threats to site:
a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☒ neglect
13. Date(s) of enclosed photograph(s): May 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1903 This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☒ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Example of turn of the century residence. Middle class type dwelling. A standard yet comfortable design. The residence of J. A. Cowdrey from 1904 to 1917. Mr. Cowdrey was a manager of a business in the downtown area. A very modified prairie style type building. Significant due to its age and typical form which could be found at one time throughout the area. Very few buildings of this age and style remain from this time.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Pope Directories
Assessor's Office

23. Date form prepared: 2/23/79 By (name): William E. Patnaude
Address: 1050 S Street City Fresno, California ZIP: 93721
Phone: (209) 486-8150 Organization: Allen Y. Lew & William E. Patnaude, Inc.

(State Use Only)



R-2 FH/R
High Dens
13-407(b)



11:21



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIC
HPC MEETING: 11/14/2011

November 14, 2011

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: REVIEW AND PROVIDE GUIDANCE ON PLANS TO REMODEL THE CHURCH HALL
FOYER, OFFICES AND RESTROOM (1962 BUILDING) OF THE HOLY TRINITY
ARMENIAN APOSTOLIC CHURCH (HP#019, NATIONAL REGISTER) LOCATED AT
2226 VENTURA STREET PURSUANT TO FMC 12-1606(b)(23) **(ACTION ITEM)**.

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached conceptual elevation drawings and operational statement for the remodel of the 1962 annex building for the Holy Trinity Armenian Apostolic Church and provide comments. Although the annex is not a designated historic resource it is adjacent to a National Register and Local Register property, the 1914 Armenian Church. Pursuant to FMC 12-1606(b)(23) the property owners (and project architect) are seeking the advice of the Commission on how best to meet the Secretary of Interior's Standards for the Treatment of Historic Properties with the remodel of this adjacent structure. The goals of the project are to both meet the health and safety needs of the church but also to tie the 1914 church to the 1998 Sunday School and gym, through an appropriate design.

Attachments: Exhibit A - Operational Statement and Conceptual Elevation Drawing for Remodel of the 1962 Annex Building (Social Hall and Offices) for the Holy Trinity Armenian Apostolic Church (HP#019) Prepared by Robby Antoyan, Project Architect 7 November 2011.

HOLY TRINITY ARMENIAN APOSTOLIC CHURCH HALL FOYER/ OFFICES/RESTROOM REMODEL

THIS PARTICULAR PROJECT STARTED SEVERAL YEARS AGO WITH JUST THE IDEA OF REMODELING THE CURRENT WOMEN'S AND MEN'S RESTROOMS JUST OFF THE FOYER OF THE CHURCH'S SOCIAL HALL BUILDING. THE STRUCTURE WAS CONSTRUCTED IN 1962 AND THE RESTROOMS HAVE NOT BEEN VIGOROUSLY UPGRADED SINCE.

AFTER HAVING NEARLY FALLING THROUGH THE ROOF IN 3 DIFFERENT LOCATIONS AMONG OTHER REASONS, THE BOARD OF TRUSTEES IS WANTING TO PROCEED WITH THE REMOVAL OF THIS PORTION OF THE STRUCTURE ENCOMPASSING THE FOYER, OFFICES, LIBRARY, RESTROOMS, AND TICKET BOOTH. THE CURRENT INTERIOR WALLS ARE LOAD BEARING AND HAVING TO REMODEL FOR PURPOSES OF ADA AND BETTER EFFICIENCY, THEY FELT IT BE BETTER TO START FROM DIRT.

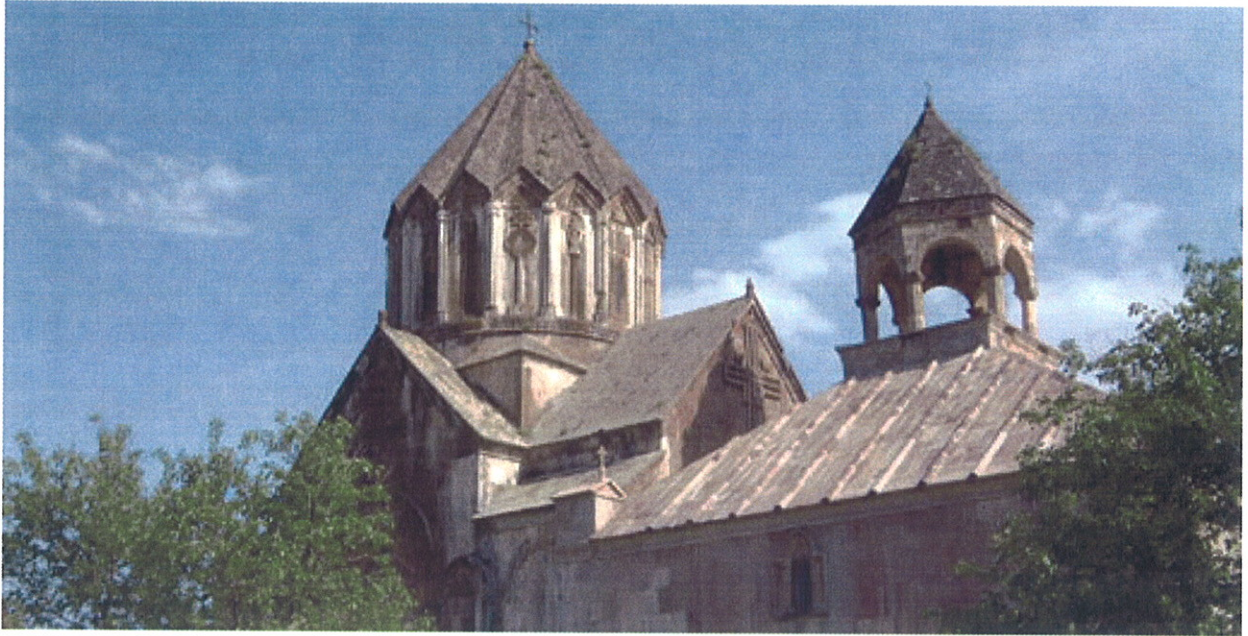
THE PROPOSED PLAN PLACES ESSENTIALLY THE SAME FUNCTIONS WITHIN THE 2550 SQUARE FEET IT NOW OCCUPIES. THE WOMEN'S RESTROOM SHALL RECEIVE TWO ADDED TOILETS TOTALING 5 WITH ONE BEING ADA COMPLIANT WITH AN ADDITIONAL LAVATORY TOTALING 3. THE MEN'S SHALL HAVE THE SAME NUMBER OF TOILETS AT 2, HOWEVER, ONE SHALL BE ADA COMPLIANT WITH ONE ADDITIONAL URINAL TOTALING 3 AND ONE ADDITIONAL LAVATORY TOTALING 3. THE FOYER SHALL BE SLIGHTLY LARGER AND THE OFFICES SHALL BE SIMILAR IN SIZE THAN THEY ARE CURRENTLY. THIS SHALL ALSO INCLUDE A SLIGHTLY SMALLER LIBRARY BUT ADDS A SMALL CONFERENCE ROOM.

THE AIR CONDITIONING SHALL BE IMPROVED WITH TWO BEING FUNCTIONING SPECIFICALLY FOR THIS AREA. A WALL UNIT CURRENTLY IS LOCATED IN EACH ROOM SINCE THERE ISN'T AN ATTIC ABOVE THIS AREA TO ACCOMMODATE DUCTING AND THE ORIGINAL SUBTERRANEAN SUPPLY AND RETURN AIR CONDITIONING HAS LONG SINCE BEEN ABANDONED.

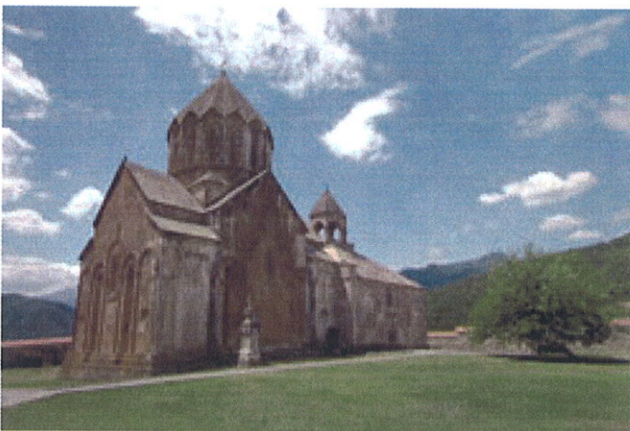
THE EXTERIOR DESIGN IS BEING TREATED AS THE LINK FROM THE MAIN 1914 BUILT SANCTUARY TO THE 1998 BUILT SUNDAY SCHOOL/GYM AT THE OPPOSITE END OF THE BLOCK. THIS STRUCTURE WILL HAVE AN OVERALL HEIGHT OF 24' FROM GRADE AT ONE LOCATION ONLY WITH THE GABLE END PARAPET WALLS AT ROUGHLY 22' AND ITS MAIN ROOF RIDGE IS 21' IN HEIGHT FROM GRADE. COMPARATIVELY, THE MAIN ROOF RIDGE OF THE SANCTUARY IS ROUGHLY 41' HIGH FROM GRADE WITH THE TOP OF THE MAIN DOME ROUGHLY AT 50' AND THE TOP OF THE BELL TOWER AT 66' FROM GRADE. THE SUNDAY SCHOOL BUILDING IS ROUGHLY 30' FROM GRADE TO THE TOP OF ITS GABLE END PARAPET ALONG THE 'M' STREET SIDE.

THE 4'6" HIGH RUNNING BOND SCORED PLASTER BASE SHALL BE THE BASE OF THE NEW STRUCTURE AS WELL. THE GABLE END PARAPET WALL ADJACENT TO THE SANCTUARY SHALL BE PLASTERED AND GRIDDED THE SAME. THIS SHALL DISTINGUISH THE LIMITS OF THE SANCTUARY AND WHERE THE NEW STRUCTURE STARTS. IT IS NOT THE INTENTION OF COPYING THE SANCTUARY FOR THE DESIGN OF THE NEW STRUCTURE BUT TO BE ABLE TO TELL WHERE THE DEMARKATION IS BETWEEN THE TWO. THE BRICK SHALL BE THE TIE FROM THE SANCTUARY TO THE SUNDAY SCHOOL/GYM WITH THE STANDING SEAM METAL ROOF FROM THE SUNDAY SCHOOL/GYM.

HOLY TRINITY ARMENIAN APOSTOLIC CHURCH HALL FOYER/ OFFICES/RESTROOM REMODEL



THE NEW ENTRANCE TO THE SOCIAL HALL SHALL HAVE A SMALLER, 10' X 10' ROOF DESIGN REMINISCENT TO BUT LESS COMPLEX TO SOME OF THE ANCIENT CHURCH ARCHITECTURE AS

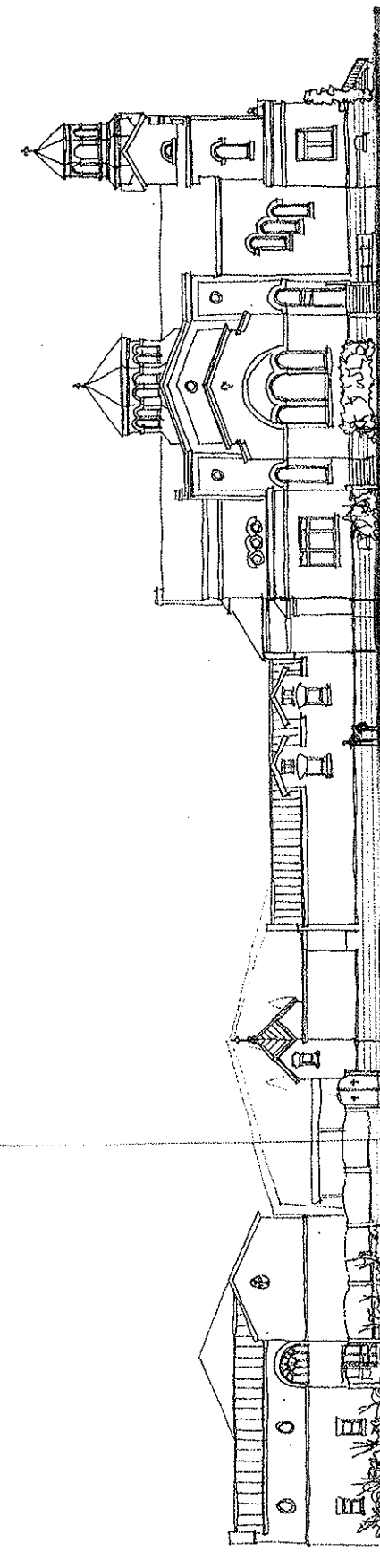


THE 'GANDZASAR UMBRELLA DOME' NAMED AFTER THE CATHEDRAL OF ST. JOHN THE BAPTIST BUILT NEAR THE VILLAGE OF VANK, ARMENIA, IN 1216AD - 1238AD AND CONSECRATED ON JULY 22, 1240AD. ITS MONASTERY DATES TO THE 10TH CENTURY AND HOLDS RELICS BELONGING TO ST. JOHN THE BAPTIST AND HIS FATHER, ST. ZECHARIAH. GANDZARA MEANS TREASURE MOUNTAIN OR HILLTOP TREASURE IN ARMENIAN.



PRELIM PERSPECTIVE - HOLY TRINITY CATHOLIC CHURCH / OFFICE / R. KENDEL
 ANTONIO ARCHITECTURE JOB 1105 11/05/11

NTS



PRELIM 'N' STREET ELEVATION
 ANTONIO ARCHITECTURE JOB 1105 11/05/11

1/32" = 1'-0"

MEMORANDUM

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
2344 TULARE STREET SUITE 200
FRESNO, CA 93721
(559) 498-1870 FAX (559) 621-7600

TO : Molly LM Smith, Historic Preservation Commission, Chair
FROM : Terry Cox, Project Manager
DATE : November 8, 2011
RE : Update regarding Historic Homes

Madame Chair,

I have attached a briefing report on the Relocation and Rehabilitation of the Historic Homes in the Redevelopment Agency's Convention Center Project Area

Briefing Report November 2011 - Historic Preservation Commission - Chair

On, July 11, 2005, the Agency entered into a Master Disposition and Development Agreement (DDA) with a Master Developer for the development of a multi-phase mixed-use commercial development containing office, retail, parking, restaurant, service and community uses. The boundaries of the project are Ventura Street, 'M' Street, Freeway 41 and 'O' Street. Phase 1A of the project was completed in September 2007 with the construction of a \$24 million, 60,000 square foot, three-story State 5th District Court of Appeals building and surrounding improvements.

As a mitigation measure of the project and per CEQA guidelines to reduce environmental impact, five existing houses and one summer kitchen within the project boundaries were identified for retention. The houses were selected based on their historical significance and contributing historical value. The five houses have been located at the corner of Santa Clara and 'N' Streets pending preparation of a final receiver site. The houses have been stored and maintained per Brief 31 Guidelines – Mothballing Historic Buildings (National Park Service, U.S. Department of Interior).

As a result of necessary land acquisition required in the DDA for Phase 1B of the project, the relocation of the Fire Department Headquarters and the staff located at Santa Clara and 'M' (450 'M' Street) was required. In April 2008, the Fresno Fire Department relocated the administrative and training center into a renovated historic building at 911 'H' Street in Historic Chinatown. In June 2008, the State 3rd District Court of Appeal ruled that the five historic houses and summer kitchen were to be permanently sited at 450 'M' Street. The Agency completed site clearance of the .6 acre parcel at 450 'M' Street in December 2008.

The former Fire Department site located at 450 'M' Street borders the current storage site of the historic houses. In October 2008, a charrette was held per the request of the Historic Preservation Commission to determine the layout and position of each of the buildings. In attendance were two Historic Preservation Commissioners, members of Friends of OAT and Heritage Fresno, Redevelopment Agency and City of Fresno Staff. A site plan application for the relocation of the historic houses to the permanent site based on the charrette recommendation was returned to the Historic Preservation Commission for their review on March 23, 2009. The site plan was approved by the Planning and Development Department on June 29, 2009. The site is located in close proximity to the original locations of the historic buildings. The historic Valley Lahvosh Bakery is located directly across the street from the site and the historic Holy Trinity Church is approximately one block west of the site.

In the course of transferring title (approved at HCDC on 2/24/09) from the City of Fresno to the Redevelopment Agency, the Agency was notified by the California Regional Water Quality Control Board (CRWQCB) that a final assessment report required in 1988 for the removal of an underground storage tank used to dispense fuel for Fire Department service vehicles had not been finalized. The Agency hired an

environmental engineer to complete the assessment and report. The CRWQCB completed the final review of the assessment report and issued a letter of Case Closure on March 26, 2010.

In June 2009, the Agency published a notice requesting statements of qualifications for consulting services from interested "preservation architectural firms" for the relocation of five (5) historic houses and one summer kitchen to 450 'M' Street. California Associates, Inc., was selected by the committee for the project. The approved agreement included services for construction documents, design, construction management and construction staking. The necessary design and construction documents for the relocation of the structures have been completed and approved by the City of Fresno

May 20, 2011 requests for relocation and rehabilitation work bids were solicited. Only one bid was received on June 21, 2011. The Agency Board rejected the bid on June 30, 2011 per Agency Staff recommendation. The staff modified the technical specifications, to include construction add alternatives which included utilities, final grading and an extended bid period and construction schedule. The second request for bids was issued on September 19, 2011. The bids were opened October 20, 2011 at 3 p.m. and evaluated by the City of Fresno Purchasing Department. The qualified bid and bidder was determined to be Davis Moreno Construction. The funding for this project is identified in the Agency's approved FY 10/11 and FY 11/12 Budget.

The final phase of the restoration project will provide for exterior restoration of the buildings and landscaping. The Agency will be returning to the Agency Board after the relocation of the structures is complete to request a bid award for the balance of the rehabilitation of the exterior of the structures and the landscaping.

This recommendation to award the bid for Phase I of the relocation and rehabilitation is scheduled to be presented at the Regular Meeting of the Housing Community and Development on November 9, 2011 for recommendation and the Agency Board at their Regular Meeting on November 17, 2011.

Redevelopment Agency of the City of Fresno -

"Old Armenian Town" Restoration of 5 Historic Resources Estimated Project Schedule

Task		Start	End	Calendar Days	
1.00	Client Responsibilities	5-Nov-09	4-Apr-10	150	x
1.01	Arch. receives Contract and Notice to Proceed	5-Nov-09	12-Nov-09	7	x
1.02	Site clean-up (if required)	15-Dec-09	4-Apr-10	110	x
1.03	Soil report	16-Nov-09	8-Jan-10	53	x
2.00	Phase 1 - Move the homes, Construction Documents	12-Nov-09	20-May-10	189	x
2.01	Client/Consultant Kick Off-Meeting/ start-up	12-Nov-09	26-Nov-09	14	x
2.02	Cons. Plans to 70%	26-Nov-09	24-Feb-10	90	x
2.03	Owner review and comment	24-Feb-10	18-Mar-10	22	x
2.04	Cons. respond and First submission to City - 95%	18-Mar-10	8-Apr-10	21	x
2.05	City review and comment	8-Apr-10	29-Apr-10	21	x
2.06	Cons. responds to City's comments	29-Apr-10	13-May-10	14	x
2.07	Cons. Backcheck for final approval of plans	13-May-10	20-May-10	7	x
3.00	Phase 1 - Bidding and Award	26-Aug-11	1-Dec-11	97	x
3.01	Cons. printing and bid prep.	26-Aug-11	23-Sep-11	28	x
3.02	Scheduled Bid #1	11-May-11	8-Jun-11	28	x
3.03	Agency Board Reject bid #1	8-Jun-11	30-Jun-11	22	x
3.04	Prepare amended Bid #2	30-Jun-11	11-Sep-11	73	x
3.05	Scheduled Bid #2	11-Sep-11	20-Oct-11	30	x
3.06	Agency Board Award Bid #2	20-Oct-11	17-Nov-11	28	
3.07	Notice to Proceed and start-up	17-Nov-11	1-Dec-11	14	
4.00	Phase 1 - Construction - Move	1-Dec-11	28-Jun-12	210	x
4.01	Abatement; asbestos and Lead	1-Dec-11	28-Jun-12	210	
4.02	Contractor move homes, grading, foundation, structure	1-Dec-11	28-Jun-12	210	
4.03	Construction Management	1-Dec-11	28-Jun-12	210	
5.00	Phase 2 - Restoration Construction Documents	28-Oct-10	25-May-11	209	x
5.01	Cons. Plans to 70% - First Submission	28-Oct-10	23-Dec-10	56	x
5.02	Owner review and comment	23-Dec-10	22-Jan-11	30	x
5.03	Cons. respond and Second submission to City - 95%	22-Jan-11	23-Mar-11	60	x
5.04	City review and comment	23-Mar-11	27-Apr-11	35	x
5.05	Cons. responds to City's comments	27-Apr-11	11-May-11	14	x
5.06	Cons. Backcheck for final approval of plans	11-May-11	25-May-11	14	x
6.00	Phase 2 - Bidding and Award	12-Apr-12	28-Jun-12	77	x
6.01	Cons. printing and bid prep.	12-Apr-12	10-May-12	28	.
6.02	Owner award	10-May-12	14-Jun-12	35	.
6.03	Notice to Proceed and start-up	14-Jun-12	28-Jun-12	14	.
7.00	Phase 2 - Construction - Restoration	28-Jun-12	25-Dec-12	180	x
7.01	Contractor restores homes, landscape, final product	28-Jun-12	25-Dec-12	180	.
7.02	Construction Management	28-Jun-12	25-Dec-12	180	.

Date: 11-1-11

Project Title:	Old Armenia Town
Project Manager:	Terry Cox

Pictures taken 9/30/11

